



To the Honorable Council
City of Norfolk, Virginia

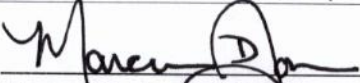
July 19, 2016

From: George M. Homewood, FAICP, CFM, Planning Director

Subject: **Change of Zoning from I-1 (Limited Industrial) to C-2 (Corridor Commercial) and PCO-21st Street (21st Street Pedestrian Commercial Overlay) and for a Special Exception for Mixed Uses (residential unit above) at 925 W. 21st Street – Henriette Quenza**

Reviewed: 
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 2/6

Approved: 
Marcus D. Jones, City Manager

Item Number: **PH-6**

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **5 to 0**, the Planning Commission recommends **Approval**.
- III. **Requests:** Change of Zoning from I-1 to C-2 and PCO-21st Street and for a Special Exception for Mixed Uses (residential unit above).
- IV. **Applicant:** Henriette Quenza
- V. **Description:**
 - The site is located at the south side of W. 21st Street across from the Ghent Station shopping center within the Ghent Business District.
 - The applicant proposes to rezone the industrial property, which is the last remaining industrially-zoned property along the 900 block of W. 21st Street.
 - The rezoning and special exception requests are also in keeping with the recent revitalization to the 900 block of W. 21st Street, which includes a transition from light industrial uses to commercial, office and mixed-uses.
- VI. **Historic Resources Impacts**
 - The building is not located within a federal, state, or local historic district.
 - Since the building on the site is at least 50 years old, it could potentially meet the criteria for designation as a federal, state or local historic resource under the Department of Historic Resources guidelines.
- VII. **Public Schools Impacts**

This site is located in the Taylor Elementary School, Blair Middle School and Maury High School Attendance Zones.

Staff point of contact: Matthew Simons at 664-4750, matthew.simons@norfolk.gov

Attachments:

- Proponents and Opponents
- Staff Report to CPC dated June 23, 2016 with attachments
- Ordinances

Planning Commission Public Hearing: June 23, 2016

Executive Secretary: George M. Homewood, FAICP, CFM *GH*

Planner: Matthew Simons, AICP, CZA, CFM *MS*

| | | |
|-----------------------------|--------------------------------------|---|
| Staff Report | Item No.: 5 | |
| Address | 925 W. 21st Street | |
| Applicant | Henriette M. Quenza | |
| Requests | Rezoning | From I-1 (Limited Industrial) to C-2 (Corridor Commercial) and PCO-21st Street (21st Street Pedestrian Commercial Overlay) |
| | Special Exception | Mixed-Uses (residential unit above) |
| Property Owner | Henriette M. Quenza | |
| Site Characteristics | Site/Building Area | 7,328 sq. ft./7,485 sq. ft. |
| | Zoning | I-1 (Limited Industrial) |
| | Neighborhood | Ghent |
| | Character District | Traditional |
| Surrounding Area | North | C-2 & PCO-21 st Street: Bon Secours office and Ghent Station; The Fresh Market, retail shops |
| | East | C-2 & PCO-21 st Street: Retail and offices; Mermaid Factory, Table Seven, Streets |
| | South | R-11 (Moderate Density Multi-Family): single-family homes |
| | West | C-2 & PCO-21 st Street: Retails shops under construction |



A. Summary of Request

- The site is located at the south side of W. 21st Street across from the Ghent Station shopping center within the Ghent Business District.
- The applicant proposes to rezone the industrial property, which is the last remaining industrially-zoned property along the 900 block of W. 21st Street.

B. Plan Consistency

Change of Zoning

The proposed change of zoning is consistent with *plaNorfolk2030*, which designates this site as commercial.

Special Exception

The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as commercial.

C. Zoning Analysis

i. General

- The site is currently zoned I-1 and the building has historically contained a warehouse for HMZ, a wholesaler of lighters, with a dwelling unit located on the second floor.
- The dwelling unit has gone through periods of vacancy in the past and it is no longer grandfathered since mixed-uses are not permitted in the I-1 district.
 - In order to allow the residential dwelling unit to be legally occupied, the site must be rezoned to a district that permits mixed-uses and a special exception must be granted.
- The rezoning and special exception requests are also in keeping with the recent revitalization to the 900 block of W. 21st Street, which includes a transition from light industrial uses to commercial, office and mixed-uses.
 - The front portion of the building has recently been converted into a retail and office space.
- The building currently meets of the development standards for the PCO-21st Street district.
- The site is surrounded by a mix of commercial, office and residential uses nearby.

ii. Parking

- The site is located in the Traditional Character District.
- The proposed request proposes no increase in occupancy or building floor area and no additional parking impacts are anticipated.

ii. Flood Zone

The property is located in the X Flood Zone, which is a low risk flood zone.

D. Transportation Impacts

- No new trips are forecast related to the proposed rezoning and special exception since the existing office, commercial and residential uses on site will continue.
- W. 21st Street adjacent to the site is not identified as a severely congested corridor in either the AM or PM peak hours in the current update to regional Hampton Roads Congestion Management analysis.
- The site is near transit service with Hampton Roads Transit bus route 4 (Church) operating near the site.
- W. 21st Street adjacent to the site is not an identified priority corridor in the City of Norfolk Bicycle and Pedestrian Strategic Plan

E. Historic Resources Impacts

- The building is not located within a federal, state, or local historic district.
 - Since the building on the site is at least 50 years old, it could potentially meet the criteria for designation as a federal, state or local historic resource under the Department of Historic Resources guidelines.

F. Public Schools Impacts

The site is located in the Taylor Elementary School, Blair Middle School and Maury High School Attendance Zones.

G. Environmental Impacts

- The applicant has agreed to make landscaping improvements to the site to bring the site closer to conformance with the landscaping and buffering requirements in the *Zoning Ordinance*.
 - Landscaping will be installed and maintained in the front yard between the building and the sidewalk.
- The new landscaping will also reduce the imperviousness of the site, which will reduce stormwater runoff.

H. Impact on Surrounding Area/Site

Granting the requests should not have a negative impact on the surrounding area, indeed, the proposal is entirely in character with the rest of W. 21st Street.

I. Payment of Taxes

The owner of the property is current on all real estate taxes.

J. Civic League

- Letters were sent to the Ghent Neighborhood League and Ghent Business Association on May 11.
- A letter of support was received from the Ghent Neighborhood League on June 24.

K. Communication Outreach/Notification

- Legal notice was posted on the property on May 17.
- Letters were mailed to all property owners within 300 feet of the property on June 9.
- Legal notification was placed in *The Virginian-Pilot* on June 9 and June 16

L. Recommendation

Staff recommends that the rezoning and special exception request be **approved** subject to the special exception conditions shown below:

- (a) Landscaping on the site shall installed and maintained in accordance with the attached landscape plan prepared by Robyn Thomas Architecture, dated June 8, 2016, attached hereto and marked as "Exhibit A," subject to any revisions as may be requested by the applicant and subsequently approved by the City's Department of Recreation Parks and Open Space.
- (b) Not more than one (1) residential dwelling unit shall be located on the property.

Attachments:

Location map

Zoning map

Applications

Notice to the Ghent Neighborhood League and Ghent Business Association

Letter of support – Ghent Neighborhood League

Proponents and Opponents

Proponents

Mike Ziegenfuss – Applicant
925 W. 21st Street
Norfolk, VA 23517

Robyn Thomas – Representative
913 W. 21st Street
Norfolk, VA 23517

Opponents

None

Form and Correctness Approved

Contents Approved

By

Office of the City Attorney

By

DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 925 WEST 21ST STREET FROM I-1 (LIMITED INDUSTRIAL) TO C-2 (CORRIDOR COMMERCIAL) DISTRICT AND PCO-21ST STREET (PEDESTRIAN COMMERCIAL OVERLAY - 21ST STREET) OVERLAY DISTRICT).

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the property located at 925 West 21st Street is hereby rezoned from I-1 (Limited Industrial) district to C-2 (Corridor Commercial) district and PCO-21st Street (Pedestrian Commercial Overlay - 21st Street) overlay district. The property which is the subject of this rezoning is more fully described as follows:

Property fronts 75 feet, more or less, along the southern line of West 21st Street beginning 1,450 feet, more or less, from the western line of Core Avenue and extending westwardly; premises numbered 925 West 21st Street.

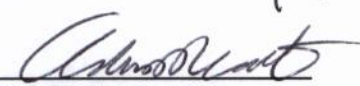
Section 2:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

Section 3:- The Council hereby finds that this zoning amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

Form and Correctness Approved: 

Contents Approved: 

By 
Office of the City Attorney

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO PERMIT MIXED USES ON PROPERTY LOCATED AT 925 WEST 21ST STREET.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to permit mixed uses on property located 925 West 21st Street. The property which is the subject of this Special Exception is more fully described as follows:

Property fronts 75 feet, more or less, along the southern line of West 21st Street beginning 1,450 feet, more or less, from the western line of Core Avenue and extending westwardly; premises numbered 925 West 21st Street.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) Landscaping on the site shall installed and maintained in accordance with the attached landscape plan prepared by Robyn Thomas Architecture, dated June 8, 2016, attached hereto and marked as "Exhibit A," subject to any revisions that may be requested by the applicant and approved by the City's Department of Recreation Parks and Open Space.
- (b) Not more than one (1) residential dwelling unit shall be located on the property

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony

with the objectives and policies of the adopted general plan and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;

- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect

of the proposed type of special exception use on the city as a whole;

(j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and

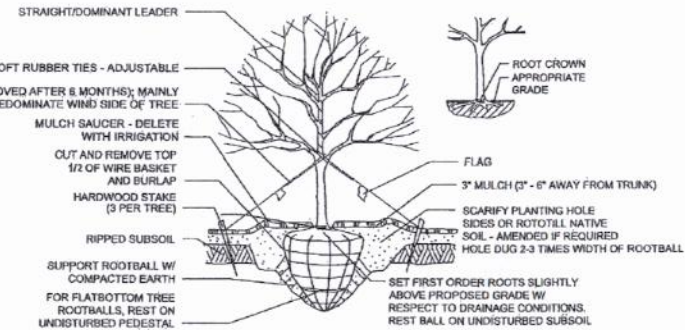
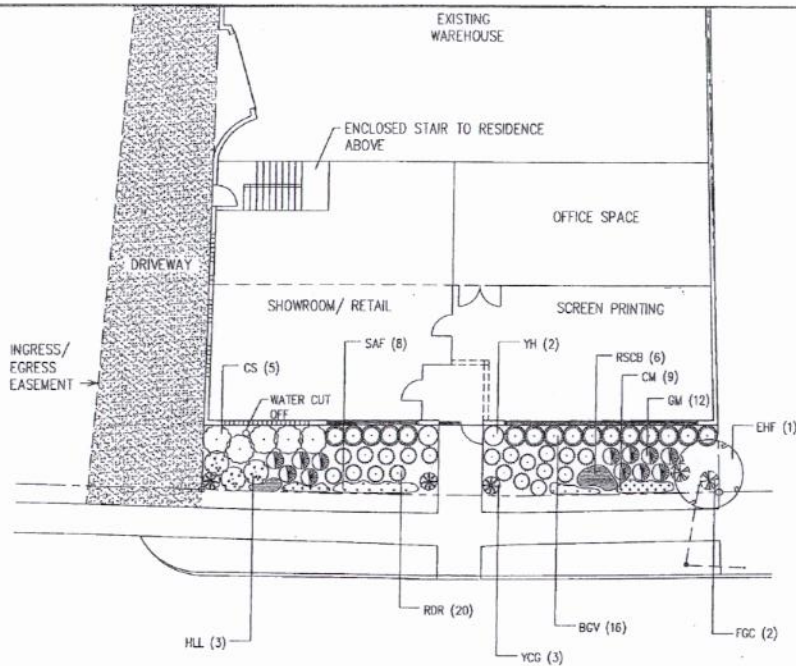
(k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:

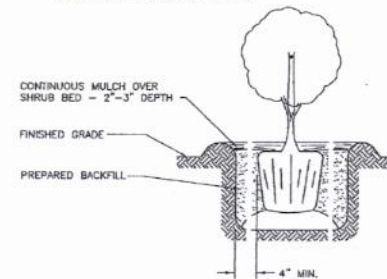
Exhibit A (1 page)

EXHIBIT A



TREE PLANTING DETAIL
N.T.S.

NOTE: ALL TREES TO BE PLANTED SLIGHTLY HIGHER THAN ORIGINAL GRADE
SCARIFY ROOT BALL BEFORE PLANTING



CONTAINER SHRUB DETAIL
N.T.S.

GENERAL NOTES:

1. CONTRACTOR SHALL CONTACT MISS UTILITY (1-800-652-7001) PRIOR TO THE COMMENCEMENT OF WORK.
2. CONTRACTOR SHALL VERIFY PLANT COUNTS. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN AND PLANT SCHEDULE, THE PLAN SHALL GOVERN.
3. ALL PLANT MATERIALS SHALL CONFORM TO THE LANDSCAPE SPECIFICATIONS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. MULCH SHALL BE APPLIED AT A CONSISTENT DEPTH OF, AT MINIMUM, TWO (2) INCHES. MULCH SHALL NOT TOUCH TRUNKS OR STEMS OF PLANT MATERIALS.

PLANTING SCHEDULE

| Key | Botanical Name | Common Name | QTY | Size | Notes |
|------|--|----------------------------|-----|---------------|-------|
| BGV | <i>Buxus x. 'Green Velvet'</i> | Green Velvet Boxwood | 16 | 18" | |
| HLL | <i>Hydrangea paniculata 'Little Lime'</i> | Little Lime Hydrangea | 3 | 18" | |
| EHF | <i>Carpinus betulus 'Fastigiata'</i> | Columnar European Hornbeam | 1 | 2" Cal, 8-10' | |
| YH | <i>Taxus x. media 'Hicksii'</i> | Hicks Yew | 2 | 18" | |
| GM | <i>Muhlenbergia capillaris</i> | Muhly Grass | 12 | | |
| SAF | <i>Sedum x. 'Autumn Fire'</i> | Autumn Fire Stonecrop | 8 | | |
| CM | <i>Coreopsis verticillata 'Moonbeam'</i> | Moonbeam Coreopsis | 9 | | |
| RSCB | <i>Perovskia atriplicifolia 'Crazy Blue'</i> | Crazy Blue Russian Sage | 8 | | |
| CS | <i>Camellia sasanqua 'Shi-Shi Gashira'</i> | Shi-Shi Gashira Camellia | 5 | 18" | |
| YCG | <i>Yucca filamentosa 'Color Guard'</i> | Color Guard Yucca | 3 | 18" | |
| RDR | <i>Rosa x. 'Meigelpia'</i> | Drift Red Rose | 20 | 18" | |
| FGC | <i>Pennisetum alopecuroides 'Cassian'</i> | Cassian Fountain Grass | 2 | | |



ROBYN THOMAS
ARCHITECTURE

913 W. 21st Street, Suite C
Norfolk, VA 23517

On: 757.822.7100
Fax: 757.645.1014



LANDSCAPE PLAN
925 21ST STREET
NORFOLK, VIRGINIA

REVISIONS

| DATE | COMMENTS |
|--------|---------------------|
| 1/1/16 | REVISED & ADD PLANS |

| | |
|-----------|------------|
| 1 OF 1 | LS-1 |
| DATE | |
| CO-000 | |
| COMM. NO. | |
| DRAWN | K.T.D. |
| CHECKED | H.L.T. |
| SCALE: | 1/8"=1'-0" |

Location Map

W 21ST STREET

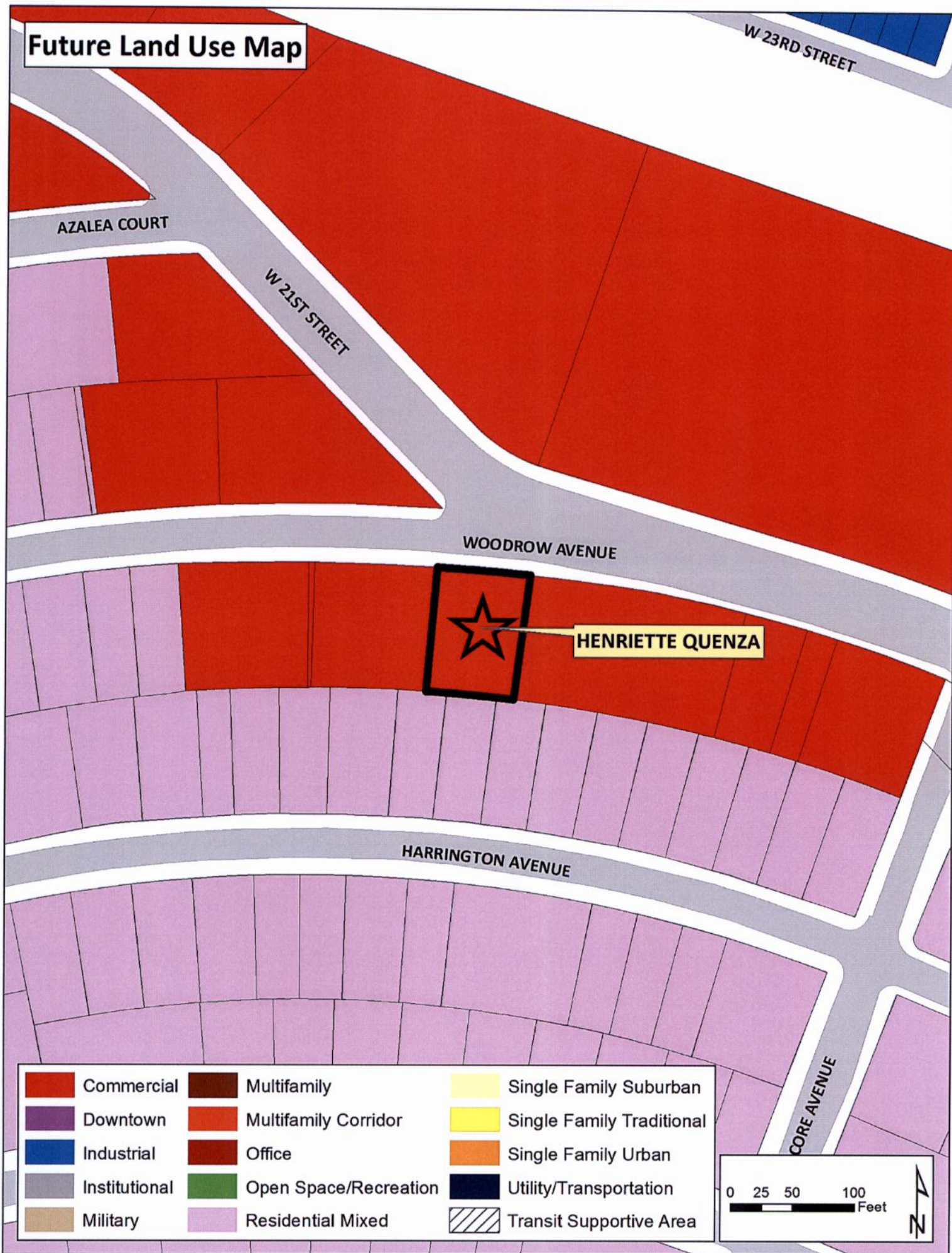
WOODROW AVENUE

HENRIETTE QUENZA

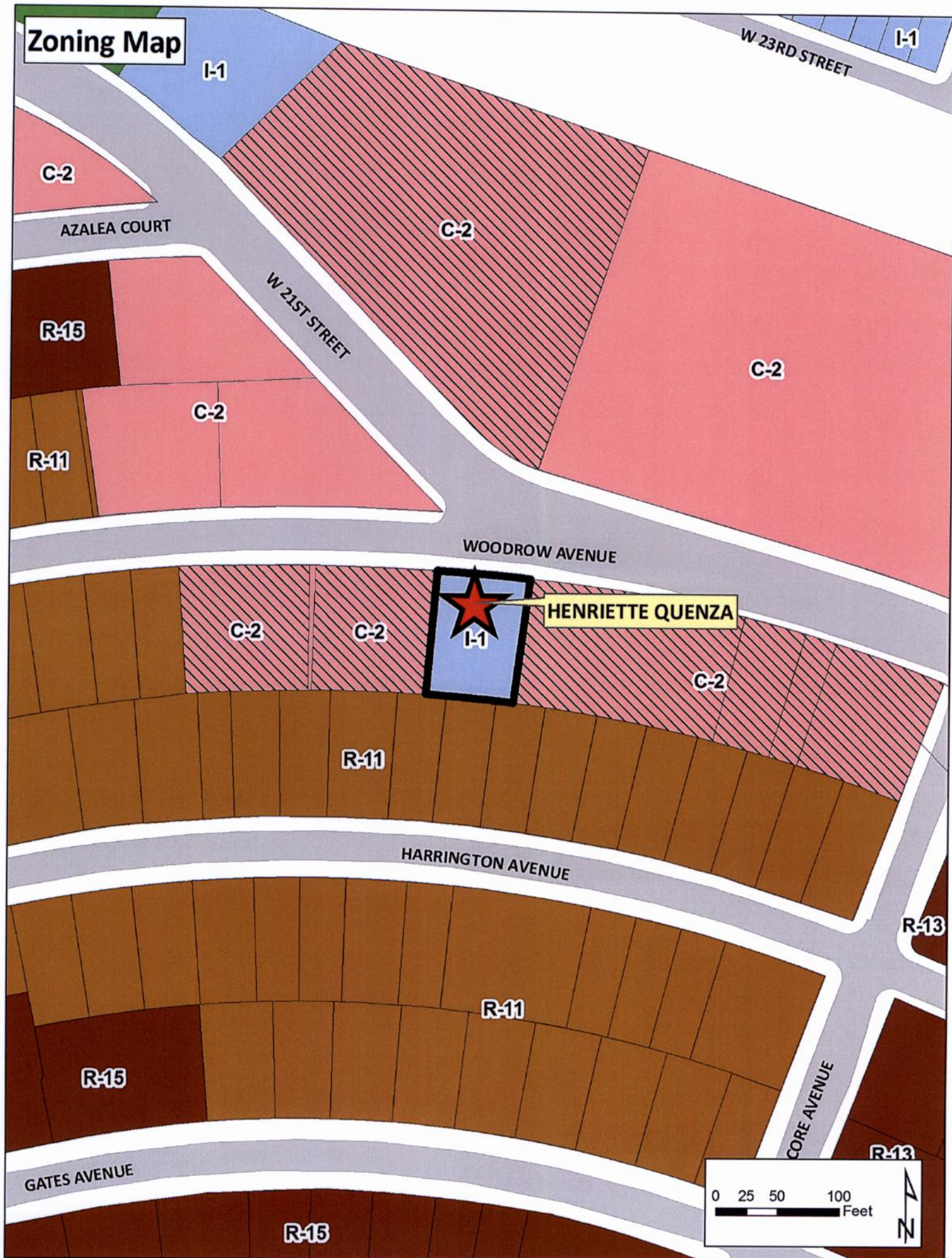
0 10 20 40 Feet



Future Land Use Map



Zoning Map





APPLICATION CHANGE OF ZONING

Date of application: 4/27/16

Change of Zoning

From: I1 Zoning To: C-2 Zoning CONDITIONAL USE
w/ PCO. DISTRICT.

DESCRIPTION OF PROPERTY

Property location: (Street Number) 925 (Street Name) W. 21ST STREET
OFFICE/SALES

Existing Use of Property: OFFICE/SALES WITH RESIDENTIAL ON
2ND FLOOR

Current Building Square Footage 7500 SF

Proposed Use NO CHANGE IN USE

Proposed Building Square Footage —

Trade Name of Business (If applicable) —

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) QUENZA (First) HENRIETTE (MI) M

Mailing address of applicant (Street/P.O. Box): 925 W 21ST STR.

(City) NORFOLK (State) VA (Zip Code) 23517

Daytime telephone number of applicant (757) 537-7979 Fax (757) 623-4103

E-mail address of applicant: MIKE@HMZINC.COM

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

Application
Rezoning
Page 2

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

ROBIN THOMAS ARCHITECTURE

2. Name of applicant: (Last) THOMAS (First) ROBIN (MI) J

Mailing address of applicant (Street/P.O. Box): 913 W 21ST ST SUITE C

(City) NORFOLK (State) VA (Zip Code) 23517

Daytime telephone number of applicant (757) 343-9567 Fax () _____

E-mail address of applicant: rthomas@robynthomasarchitect.com

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

QUENZA

3. Name of property owner: (Last) ~~ZIEGE~~ (First) HENRIETTE (MI) M

Mailing address of property owner (Street/P.O. box): 925 W 21ST STR.

(City) NORFOLK (State) VA (Zip Code) 23517

Daytime telephone number of owner (757) 537-7979 email: MIKE@HMZINC.COM

CIVIC LEAGUE INFORMATION

Civic League contact: EMILY BICKNOS GBA AND

Date(s) contacted: TOD ENRIGHT GBA.

Ward/Super Ward information: _____

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

REQUIRED ATTACHMENTS

- ✓ Required application fee, **\$705.00** (if check, make payable to the City of Norfolk).
 - Application fee includes a non-refundable \$5 technology surcharge.
 - If accompanied with a necessary map amendment to the City's adopted general plan, *plaNorfolk2030*, an additional technology surcharge of **\$5** will be required.
- ✓ One 8½ x 14 inch or 11 x 17 inch copy of a physical survey, drawn to scale and showing site conditions and improvements (including portions of the right-of-way to the curb line):
 - Existing and proposed building structures
 - Driveways
 - Parking
 - Landscaping
 - Property lines (see attached example)
- ✓ One 8½ x 14 inch or 11 x 17 inch copy of a conceptual site plan drawn to scale and showing all proposed site improvements, landscaping, drive aisles and parking with dimensions, and proposed changes to parcel/property lines (including lease lines) if applicable.
- ✓ Written description and details of the operation of the business (i.e., # of employees, # of bays, reason for rezoning, etc...)

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: HENRIETTE H. QUEVEDO Sign: H. Quevedo 4/27/16
(Property Owner) (Date)

Print name: SAME Sign: / /
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: R. Thomas Sign: ROBERT THOMAS 4/27/16
(Authorized Agent Signature) (Date)

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised September, 2015)



**APPLICATION
SPECIAL EXCEPTION**

Special Exception for: 1 RESIDENTIAL UNIT IN C-2 ZONING

Date of application: 4/27/16

DESCRIPTION OF PROPERTY

Property location: (Street Number) 925 (Street Name) W. 21st St

Existing Use of Property OFFICE/SALES w/ RESIDENCE ABOVE

Current Building Square Footage 7500 SF

Proposed Use NO CHANGE OF USE

Proposed Square Footage NO CHANGE

Proposed Hours of Operation: N/A

Weekday From _____ To _____

Friday From _____ To _____

Saturday From _____ To _____

Sunday From _____ To _____

Trade Name of Business (If applicable) _____

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) QUENZA (First) HENRIETTE (MI) M

Mailing address of applicant (Street/P.O. Box): 925 W 21ST STR

(City) NORFOLK (State) VA (Zip Code) 23517

Daytime telephone number of applicant (⁷⁵⁷) 537-7979 Fax (⁷⁵⁷) 623-4103

E-mail address of applicant: MIKE@HMZINC.COM

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

Robin Thomas Architects PC

2. Name of applicant: (Last) THOMAS (First) ROBIN (MI) J

Mailing address of applicant (Street/P.O. Box): 913 W 21ST ST SUITE C

(City) NORFOLK (State) VA (Zip Code) 23517

Daytime telephone number of applicant (⁷⁵⁷) 343-9567 Fax () _____

E-mail address of applicant: rthomas@robynthomasarchitect.com

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) QUENZA (First) HENRIETTE (MI) M

Mailing address of property owner (Street/P.O. box): 925 W 21ST STREET

(City) NORFOLK (State) VA (Zip Code) 23517

Daytime telephone number of owner (⁷⁵⁷) 537-7979 email: MIKE@HMZINC.COM

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

CIVIC LEAGUE INFORMATION

Civic League contact: Emily Barnes and Ted Enright asr

Date(s) contacted: 4/27/16

Ward/Super Ward information: _____

REQUIRED ATTACHMENTS:

- ✓ Required application fee, **\$355.00** (if check, make payable to the City of Norfolk).
 - Application fee includes a non-refundable \$5 technology surcharge.
- ✓ One 8½ x 14 inch or 11 x 17 inch copy of a physical survey, drawn to scale and showing site conditions and improvements (including portions of the right-of-way to the curb line):
 - Existing and proposed building structures
 - Driveways
 - Parking
 - Landscaping
 - Property lines (see attached example)
- ✓ One 8½ x 14 inch or 11 x 17 inch copy of a conceptual site plan drawn to scale and showing all proposed site improvements, landscaping, drive aisles and parking with dimensions, and proposed changes to parcel/property lines (including lease lines) if applicable.

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: HENRIETTE QUENZA Sign: HQ Quenza 4/27/16
(Property Owner) (Date)

Print name: HENRIETTE QUENZA Sign: HQ Quenza 4/27/16
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: Robin Thomas Sign: R Thomas 4/27/16
(Authorized Agent Signature) (Date)

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

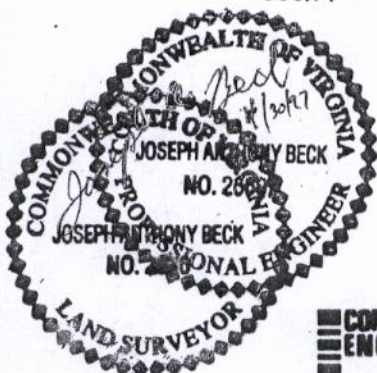
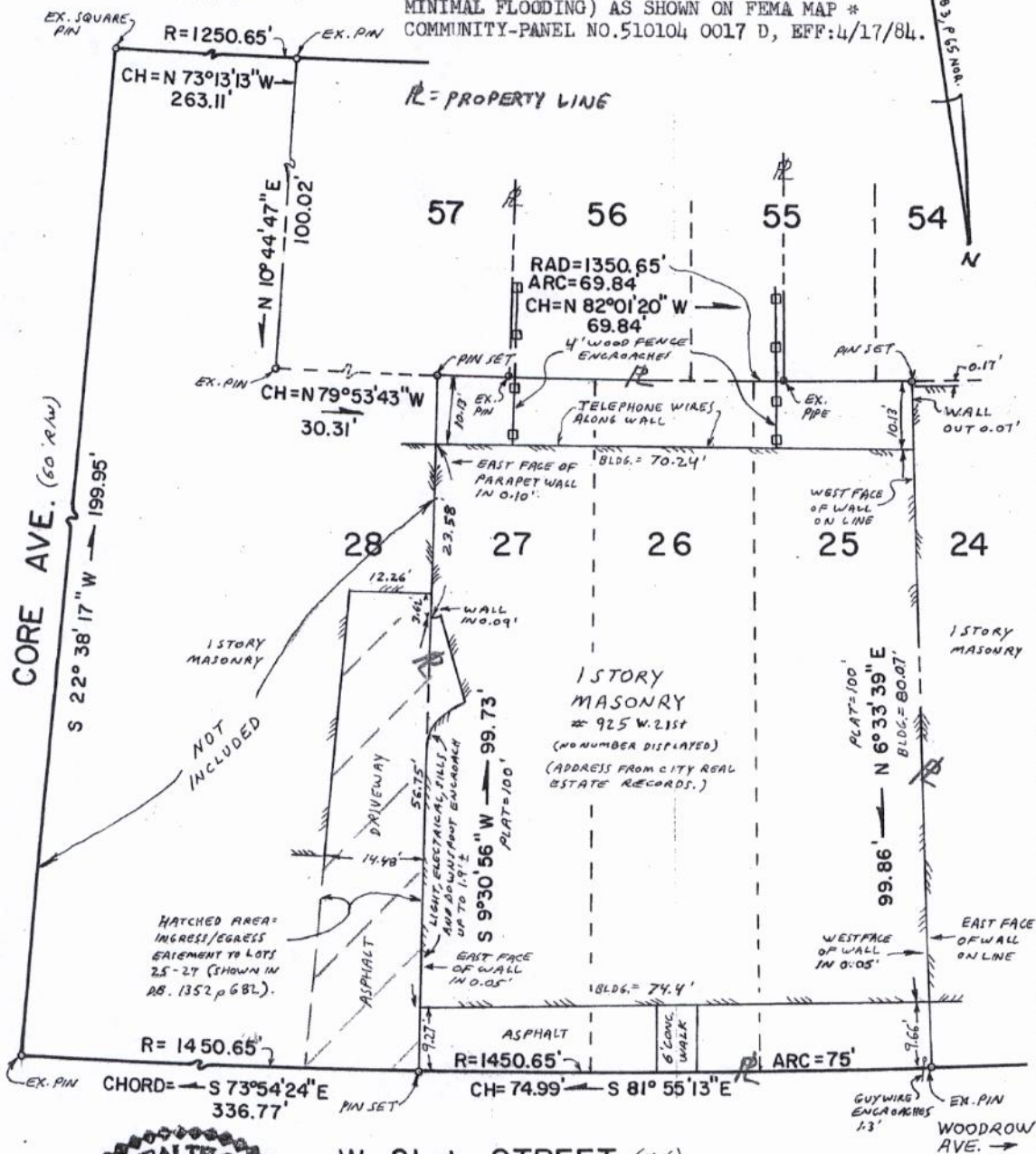
(Revised September, 2015)

FOLDER
P-12468 (SWA)
P-80-5904
7F-22-3257

THIS IS TO CERTIFY THAT ON APRIL 30, 1997, WE SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND PHYSICAL IMPROVEMENTS ARE SHOWN ON THIS PLAT. THE IMPROVEMENTS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN.

HARRINGTON
AVE. (50' R/W)

BY GRAPHIC SCALING AND PLOTTING ONLY, THIS SITE WAS DETERMINED TO BE IN ZONE C (AREA OF MINIMAL FLOODING) AS SHOWN ON FEMA MAP * COMMUNITY-PANEL NO.510104 0017 D, EFF:4/17/84.



W. 21 st. STREET (50')

PHYSICAL SURVEY
OF

LOTS 25, 26, & 27, BLOCK 8, PLAT
B, WEST GHENT BLVD. CO., INC.
(MB 3, P 65NOR) NORFOLK, VA

FOR
HENRIETTE M. QUENZA & LARRY T.
BAUM

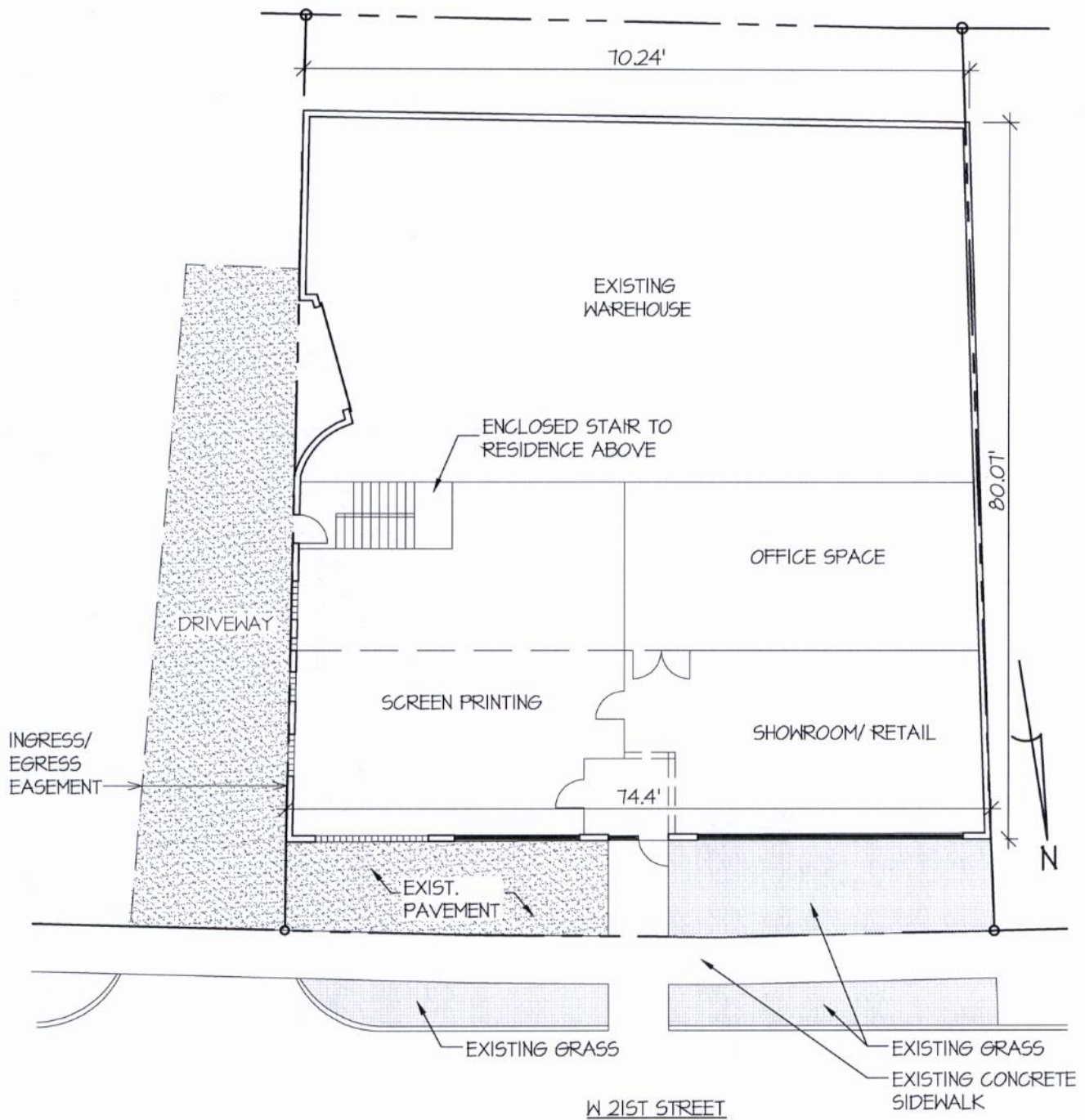
SCALE: 1" = 20'

DEED & TITLE REPORT NOT
FURNISHED BY CLIENT.



BECK
ASSOCIATES
NORFOLK VIRGINIA pc

P-97-9125



925 W. 21ST STREET

1/16" = 1'-0"

| | | | | |
|--|--|--|-----------------------------|----|
|  | ROBYN THOMAS ARCHITECTURE | | 1 OF 1 4-24-2016 DATE | AI |
| | 913 W. 21st Street, Suite C Norfolk, VA 23517 | | 16-035 COMM NO. | |
| | Ofc: 757.622.7100 Fax: 757.640.1014 | | DRAWN NL | |
| | | | CHECKED RJT 16-035 BASE | |

Simons, Matthew

From: Straley, Matthew
Sent: Wednesday, May 11, 2016 11:41 AM
To: 'Emily Birknes'; 'info@ghentva.org'; 'ted@nusbauminsurance.com'
Cc: Whibley, Terry; Winn, Barclay; Wilson, Denise; Simons, Matthew
Subject: new Planning Commission applications - 925 W 21st St
Attachments: Quenza_rezoning.pdf; Quenza_special_exception.pdf

Ms. Birkness and Mr. Enright,

Attached please find the following applications at 925 W. 21st Street:

- a. Change of zoning from I-1 (Limited Industrial) district to conditional C-2 (Corridor Commercial) district and Pedestrian Commercial Overlay District – 21st Street (PCO-21st).
- b. Special exception for mixed uses.

The purpose of this request is to allow the existing warehouse building to add a retail and office suite along W. 21st Street and bring the existing nonconforming dwelling unit on the second floor into conformity.

The item is tentatively scheduled for the June 23, 2016 Planning Commission public hearing.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

Thank You.

Matthew Straley
GIS Technician II



City Planning
810 Union Street, Suite 508
Norfolk, VA 23510
757-664-4769

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Simons, Matthew

From: Nathaniel McCormick <nmccormick@nrha.us>
Sent: Friday, June 24, 2016 9:29 AM
To: Homewood, George; Pollock, Susan; Simons, Matthew; Straley, Matthew
Cc: Emily Birknes (Emily@ghentva.org)
Subject: City Planning Commission - Ghent Neighborhood League Comments

Dear Mr., Homewood:

The purpose of this letter is to provide comments from the Ghent Neighborhood League (GNL) regarding two projects on the current City Planning Commission agenda and one project previously presented at the April and May CPC meetings.

The owner of the property at 925 West 21st Street made a presentation to the GNL at our regular meeting on June 16 regarding the proposed rezoning. Discussion raised no concerns among membership and GNL has no objection to this application.

On May 27, Claus Ihlemann and his architect Robyn Thomas offered a tour of his property at 2202 Llewellyn Avenue to discuss his proposed project. Three GNL Board members attended and discussed the project at the June 16 general membership meeting. Since it appears parking for this larger project will be able to be accommodated on (or adjacent to) the site, the discussion raised no concerns among membership. GNL supports the current rezoning application but would like to be kept apprised of design details as the project develops.

Finally, GNL had a representative from The Monument Companies make a presentation at the June 16 meeting regarding their project at 200-210 East 22nd Street. Again, as it appears there is adequate on-site parking to accommodate the proposed residential units, GNL has no objection to the project.

Thank you for your consideration of this input.

Respectfully,

Nat McCormick
Ghent Neighborhood League
Project Review Committee Chairman